

BMPOA Monthly Board Meeting Minutes: May 13, 2024

Minutes recorded by Secretary Patrick Patton

Board Members Present: President Jim Critcher, 1st Vice President Harry Davis, 2nd Vice President Jonathan Morrison, Treasurer Mike Veasey, Secretary Patrick Patton, Directors at Large – Garrett McNamara, Erica Santana

Board Members Absent: Directors at Large David Cook, Carl Herz

Guests: None

Total Number of Membership and Guests Present: - 7 Board Members, 6 Members, 0 Guests

Items of discussion: President Introduction, April 2024 BMPOA Board Meeting Minutes Approval, Financials, Roads, Recreation, the Dam, Committee updates, any old or new business and a Public Comments period.

President Call to Order/Opening Remarks

The President opened the meeting at 6:02pm welcoming everyone. He had no opening remarks and asked the secretary to provide information on the March 2024 meeting minutes.

Previous Meeting Minutes Approval (Secretary Patrick Patton)

Patrick stated that, although the March meeting minutes were reviewed and agreed upon by all Board members via email, Morgan had sent updates to the Lodge Events and Lodge Repair sections. Patrick read those changes, asked if there were any questions (there were none), then made a motion that, in lieu of reading the entire minutes, a vote for approval/disapproval happened. The motion was seconded and approved.

Nominating Committee Report (Treasurer Mike Veasey)

The nominating committee will post an announcement on the BMPOA website and the Facebook page announcing that the window for nominations from the community at large for Treasurer (incumbent Mike Veasey) and Director (incumbent David Cook) is open through June 30. After that, the window will close, the nominating committee will consider all nominees and formulate a recommended slate of officers. If the process results in any contested positions, proxy ballots will be mailed to members and ballots counted at the annual meeting.

Financial Report (Treasurer Mike Veasey)

The Treasurer presented the Treasurer's Report for May 2024. All reports are in the 'Board' section of <https://bmpoa.org>.

BMSD

--- There was \$1223 income this period. Owner gravel payment.

--- Expenses of \$29,689 (\$1056 database maintenance and purchase of domain name for 20 years, \$454 postage, \$29 printing, \$1990 lake and dam maintenance, \$22,000 chipping, \$42 supplies (trash bags), \$540 mowing, \$2376 stone purchase, \$1203 road maintenance)

--- Checkbook balance \$112,054 reserve CD \$64,386, total available funds \$176,440)

BMPOA Monthly Board Meeting Minutes: May 13, 2024

BMPOA

--- Income this period \$14,150 (weddings)

--- Expenses this period \$13,893 (\$153 electric, \$920 lodge cleaning, \$12,073 lodge maintenance, \$207 internet, \$540 supplies)

--- Checkbook balance \$39,822

Of the \$39,822 in BMPOA, \$23,000 is set aside just in case all bridal deposits must be refunded. That leaves \$16,822 available.

Upon completion of his report, he asked if there were any questions on any of the financials. There were none. He stated the BMSD and BMPOA financial reports are on bmpoa.org, however, if you have any questions don't hesitate to contact him.

Roads Report (Carl Herz)

Carl could not attend however he provided the following report via email to the Board which Patrick presented:

Roads report: culvert replacement at Rocky Boulder and Peewee is scheduled for later this week. Following that, we will be laying down new stretches of road surface on numerous roads throughout area 3. These include source, buck, Henry, New Dominion, chipmunk trail, woodpecker, and Old linden. We intend to use about 10 trucks of material across the roughest portions of these roads. Otherwise, normal ditch clearing activities persist throughout all areas. We should be expecting road impact fees coming in from the new construction on chipmunk trail, as well as the restarted construction on Rocky Mount Road.

Erica informed us that many of the reflectors on Blue Mountain Road (SR 638) in our area have fallen and need to be put back up. We all know how foggy it gets here and if you can't see those reflectors an accident is waiting to happen.

Public Safety Report – (No Chair)

No Report

Recreation Reports (Chairman Jonathan Morrison)

- **Lodge** (Morgan Fox Elder): We are in full swing with a busy spring and early summer season. We ask that all poa members be mindful on Fridays and Saturdays during the weddings but to go enjoy that view during Sundays and any other time of the week!
- **Deer Park Recreation Area:** Chairperson Garrett McNamara said there was nothing to report.

Lodge Repair Committee Report (Morgan Fox Elder)

We are currently getting an electrician to come out on Thursday 5/23 to discuss new fans and one chandelier. Once those quotes come in, the board will get an email regarding what the committee is requesting.

Membership Committee (MC) (Beth Herz)

Beth could not attend the meeting however Carl informed us via email there was nothing to report.

BMPOA Monthly Board Meeting Minutes: May 13, 2024

Architectural Review Committee (Jim Critcher)

Jim informed us there was an issue with a contractor and real-estate agent (Ken Evans of REMAX) building on 139 Chipmunk against BMPOA policy. Erica Santana had informed the ARC that the house was almost done and was light blue and vinyl. Patrick had verified this and the ARC informed them we would not approve. The contractor and agent agreed and are replacing the siding with authorized style and color. We thanked Erica for letting the ARC know and asked the members present to notify the ARC if they see a building going up that is not in convention with the covenants.

Covenants Enforcement Committee (Billy Orndorff)

Billy informed us that the Community Yard Cleanup was a huge success. We used 3 dumpsters but there is still more work to do. He used nearly the whole authorized budget, and made a proposal that BMPOA provide a gift to the contractor as they went above and beyond. A motion was made and seconded to provide a gift to the contractor of no more than \$250. Discussion included how to pay for this. Treasurer Vasey stated we could use BMPOA money for gifts, not BMUSD. After discussion the motion was approved. Mr. Veasey will take the lead on this action.

Covenant Review/Modernization Status (Erica Santana)

This is on hold.

Deer Lake Reports

- **Lake Operations** (Toni Magro): We have sand scheduled for May 15th. We have set up the same security guard as last year, Don John. Tow Dog Waste Stations have been installed: one on the Dam side & the other located in the Rec Area by the tennis court. Jen Kesler has taken responsibility for the waste station at the rec area & has been doing an amazing job keeping up with it. She has even done some trimming around the tennis court. David and I have done some extra cleanup around the beach area. A lot of the sticker bushes have been removed where the creek is, along with a picnic table that was in the creek. Thus far it looks like a very promising season, with more beauty to be seen & enjoyed by homeowners & their guests. Mark Nelson provided information on putting the fish in Deer Lake. He wanted to thank everyone who helped and said it was a lot of fun.
- **Dam Maintenance** (Carl Herz): Carl could not attend. No report.

OLD/FOLLOW-UP BUSINESS

- "Watch for Pedestrians" Sign (Carl Herz): No update. This will continue in every Old Business/Follow-Up Business until resolved.
- BMPOA Spring Chipping (Jim Cook): Jim said this project went very well. The total cost was \$22,000 and paid to JC Tree Care. The additional amount for tree removal and bucket truck work at the Lodge was \$8,000. This was approved by the Board via emails prior to the contractor starting. Any members that would like to pick up chips can find them in the rear of the upper parking lot at the Lodge.

BMPOA Monthly Board Meeting Minutes: May 13, 2024

NEW BUSINESS

- 2024 BMPOA Summer Newsletter (Harry Davis) and 2024 Lake Pass Distribution (Patrick Patton): Harry said the Newsletter and Passes went out successfully. Patrick suggested we thank Harry and Janet for their tireless work. As the request for assistance in the mail outs resulted in only the Veasey's being available, Harry and Janet did this totally on their own. For the over 390 BMPOA owners this included: placing owner labels on each of the owner's authorized passes and a mailing label for each owner; folded the Newsletter, placed the labeled authorized passes inside the Newsletter, placed everything in the labeled BMPOA envelope, sealed, then put the mail stamp on each envelope, then took them to the Post Office. A big round of applause was given and many Thank You's were heard.

Public Comment (3-minute Limit each) (Secretary Patrick Patton)

There were no names on the Sign-up list. President Critcher asked if there were any other personnel that would like to speak to the Board during the Public Comment period. There were none.

Meeting Adjournment (President Critcher)

President Critcher moved to adjourn the meeting. It was seconded and received unanimous Board approval. The meeting was then adjourned at 6:59pm.